

For Sale By Private Treaty



1A Peyton Square

**Stoney Lane, Rathcoole,
Co. Dublin**



3 Bedroom Detached House
c.144sq.m. / 1,550sq.ft.



FINNEGAN
Menton



Description:

1A Peyton Square is a very generous 3 bedroom red brick family home extending to c.144sq.m (c.1,550sq.ft.).

This house was built in 2012 and is laid out over 3 floor levels and is in showhouse condition. The property has an excellent energy rating and lots of extras were added at the time of construction.

The driveway has parking for 3 cars and there is also a brick built garden shed and utility room.



Location:

Located off Main Street, Rathcoole, Peyton could not be situated in a more convenient location, with its easy access onto the Naas Road (N7), Citywest Hotel, Citywest Office Park and the M50 motorway and the soon to be open Luas stops at Citywest Hotel & Shopping Centre. Commuting to and from Dublin City Centre for both business and pleasure could not be easier, with buses to Dublin utilizing a dedicated bus corridor, along with an established rail line and the new Luas Line nearing completion at Citywest, just minutes away.

Features:

- Views of green area to the front and side of the house.
- This is an end house on the cul de sac, one of the best view houses in Peyton estate.
- Views over a large green area to include excellent view of the Dublin Mountains.
- Thermostat controls on each level, zoned heating system.
- Stira attic ladder with attic lighting and extra attic insulation.
- Built in American style vacuum system.
- Solar panels on the roof.
- Carpets and blinds.
- Extra rack wall insulation in the wall & attic, above normal builders finish.
- Cobblelocked patio area.
- Built in garden shed to match house.
- Parking in the driveway for 3 cars.
- House wired for surround sound.
- All integrated kitchen appliances included (all good branded appliances).

Floor Area: c.144sq.m. / 1,550sq.ft.

Entrance Hall

c.1.18m x 1.13m & c.2.85m x 1.24m

L shaped entrance hall, cream colour tiled, alarm panel, recessed lighting.

Guest WC

c.1.80m x 1.59m

White suite comprising wc and whb.

Living Room

c.3.61m x 4.17m

African Walnut solid wood floor, Limestone and marble fireplace with gas fire inset, recessed lighting.

Kitchen / Dining Area

c.3.44m x 4.94m & c.3.10m x 2.50m

QK Living luxury white fitted kitchen units with large central island with solid marble counter tops. Built in larder unit, integrated fridge freezer, dishwasher, AEG electric cooker and gas hob, Kontinental stainless steel extractor hood. Extra electrical plugs were also put in the kitchen island, cream floor tiles, marble upstands and kitchen counter and cooker back. Recessed lighting, French door to rear garden.

Utility Room

c.1.64m x 1.86m

Built in shelving unit, floor tiled. Zanussi washer / dryer included.

Bathroom

c.1.65m x 2.04m

White bathroom suite comprising wc, whb, bath, cream coloured full wall and floor tiling, chrome towel rail.

Bedroom 1 (Back)

c.3.44m x 4.19m

Large double bedroom, fitted wardrobes, cream coloured carpet, recessed lighting.

Bedroom 2 (Front)

c.3.35m x 4.16m

Large double bedroom, fitted wardrobes, cream coloured carpet, recessed lighting.

Master Bedroom

c.5.65m x 4.16m

Very large master bedroom, fitted wardrobes, cream coloured carpet, recessed lighting. Very bright room with 3 windows, whole 2nd floor is a bedroom suite.

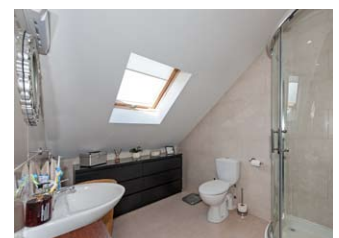
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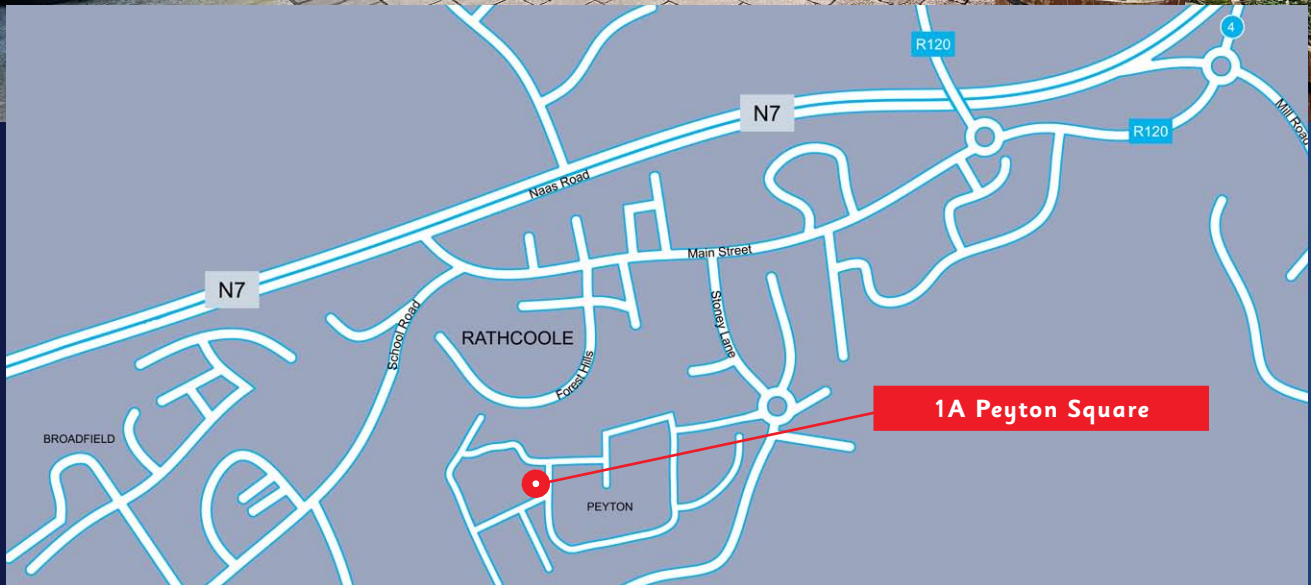
c.2.04m x 3.31m

Storage Room

c.2.00m x 2.40m

Walk in wardrobe / storage area, carpeted.





Outside:

Built in garden shed with electricity and fully alarmed 2m x 5.16m, gated side entrance, cobblelocked patio, external power point, external tap.

Heating:

Natural gas fired central heating.

Car Parking:

Driveway space for 3 cars.

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Glenn Burrell on 01 614 7900

BER:

B.E.R.: B2 122.98kWh/m2/yr
B.E.R. Number: 104328794

Price:

On Application.



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